



RainTree Homeowner's Association Annual Meeting

September 30, 2025

Agenda



- RainTree HOA Structure
- 2024 Meeting Review
- Dues
- 2024-2025 Financial Report
- 2025-2026 Budget Projection
- Common Areas/Maintenance
- Road Repairs
- Sidewalk Clearance
- Relevant Albemarle Projects
- Invasive Species
- Board Elections
- Open Forum

RainTree
Homeowners

170 homeowners

Board of Directors

Oct 2024 – Sept 2025: Brian Clark, Tom Paoletti, John Notis

Architectural
Control
Committee

Jackie Bright, John Remus, David Powell, John Notis

Contractors

Trash:

Neighborhood Disposal

Accounting:

Accounting Solutions

Tree Removal:

Sandoval's Tree Service and Landscaping

Legal:

Tucker Griffin Barnes

Landscaping:

Rivera Landscaping

Insurance:

Cincinnati Insurance Cos.

Options for HOA Information

- RainTree Website (Official) (<https://www.raintreecville.org/>)
- E-Mail to/from HOA (Official) (board@raintreecville.org)
- US Postal (Official)
- Facebook Group (Unofficial, but more active)
- Please be sure the board has an up-to-date email address or you may miss some communications.

Best way to
reach the
board!



Sept 2024 Annual Meeting Review

➤ New board elected

- Long-serving board retired Sept 30, 2024.
- New board was elected:
 - Brian Clark
 - Tom Paoletti
 - John Notis

➤ During this meeting, a lengthy discussion was held regarding alleged drug activity and associated hazards and nuisances near a residence on Old Brook Rd.

- Several arrests were made in October 2024.
- At least one of the former occupants returned; however, the house was eventually fully vacated.
- Residence was cleaned and approval to sell was recently obtained.
- Sale appears to be in progress.
- **This unfortunate situation appears to be resolved.**

2025 HOA Dues Change

- For reasons unknown, RainTree HOA has traditionally billed dues in arrears, meaning the invoice you received in, e.g., 2024 invoice was for dues owed 2023.
- This is not standard and caused problems, especially when selling/buying a home.
- In 2025, we switched to billing in advance (e.g., 2025 dues was for the 2025 dues cycle) to align with standard billing practice.
- Dues was reduced for this year only to \$25/quarter (\$100/year) to make up for what would otherwise be a double invoice.
- This resulted in confusion as most people were not aware of the previous billing practices.

HOA Dues

- RainTree HOA dues has not kept up with inflation (currently \$72/quarter).
 - In **1988**, dues was \$65/quarter (**\$182/quarter inflation adjusted**)
 - National average for non-condo single family homes is \$600/quarter.
 - **Trash service alone is \$93/quarter for non-HOA residents.**
- Objective is to continue to keep it as low as possible *while meeting obligations; however, current rate is not sustainable.*
- Annual invoices are sent by our accountant in the first quarter. Homeowners will receive additional invoices for unpaid balances.
- 2% *per month* delinquent fee if over 60 days late.
- Severely delinquent accounts will have trash service suspended unless on a payment plan.
- Dues does NOT cover road maintenance, snow plowing, electric.

2024-2025 Financial Review

Category	Amount	% of Overall
Trash Service	\$39,360	82.3%
Accounting	\$4,375*	9.1%
Common Area Maintenance	\$2,280**	4.8%
Insurance	\$859	1.8%
Mailing Official Letters	\$258	<1%
Legal	\$210	<1%
Taxes	\$2 (really)	<1%
Website/PO BOX/Email	\$480***	1%

98% of expenses

Total Expenses	\$47,824
Total Deposits	\$44,749

*Accounting firm hasn't billed remaining \$2,100 yet

** Mowing around sign taken over by Tom Paoletti

*** This year, \$216 of this was paid out of pocket (not by HOA funds)

2025-2026 Budget Projections

Category	Type	Amount
Trash Service	Fixed	\$39,360
Accounting	Fixed	\$4,100
Common Area Maintenance	Variable	\$5,000
Insurance	Fixed	\$859
Official Letter/per letter	Fixed	\$258
Legal	Variable	\$1,000
Taxes	Fixed	\$2
Website/PO BOX/Email	Fixed	\$560
Reserve	Variable	\$5,000

80% of costs are fixed

2026 Budget Estimates	Budget w/o Extra Reserve	Budget w/ Extra Reserve
Total	\$51,139	\$56,139
Estimated Reserve	\$13,000	\$18,000
New Quarterly Dues	~\$76	~\$82
Change	5.5%	14%

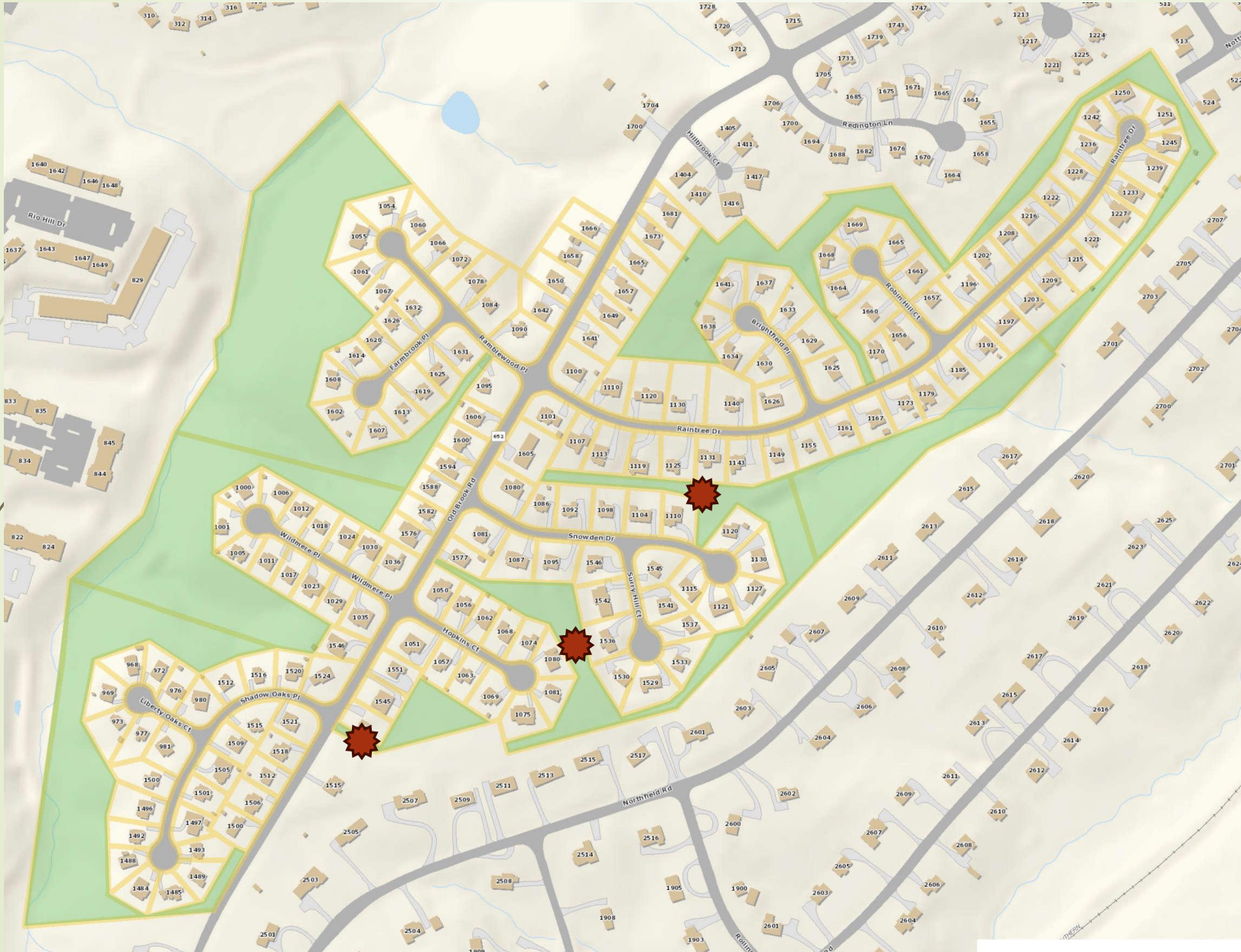
Long-term objective is \$30k reserve

Common Area Maintenance

- Entrance area/sign
 - Mowed and maintained internally this past year at no cost
- Tree removal: in the case of threat to life or property
 - Three trees removed in past year
- Major stormwater facilities (i.e., retention ponds) taken care of by the county
- Maintained common area liability insurance
- Would like to add removal of other problematic trees (e.g., Virginia pines at end-of-life) as budget permits.



Common Area Maintenance



Common Area
Shown in green

7 parcels
27.88 acres

★ Dangerous Tree
Removals



Road Repair

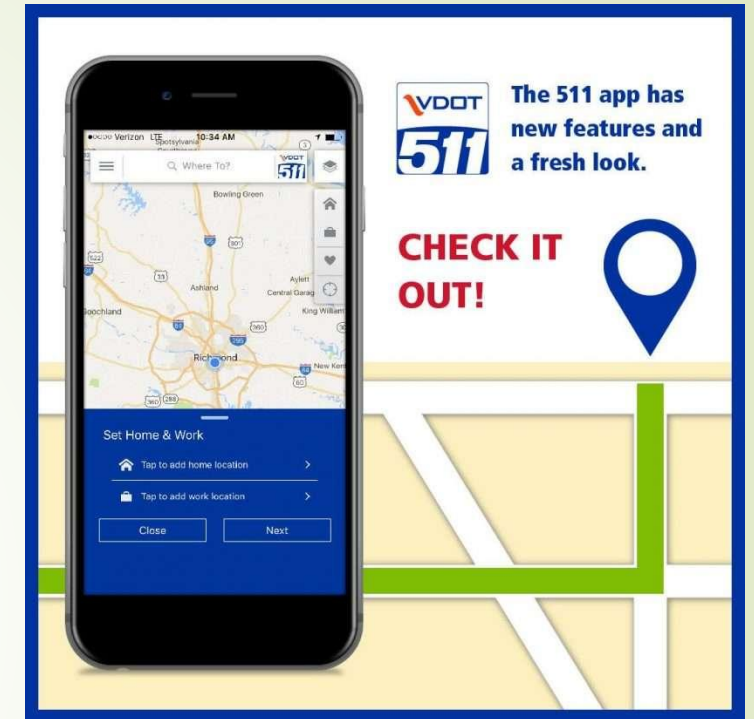
- Several side roads are in disrepair.
- Albemarle County Service Authority will be replacing the main water lines, and **VDOT will not repave the roads until the water line work is completed** to avoid tearing up new road surface.
- Recent communication with ACSA indicated the water line replacement won't be complete for 1-2 years (or longer).
- Currently ACSA is working of obtain easements for fire hydrants.

VDOT

Check on weather/road conditions and report street issues:

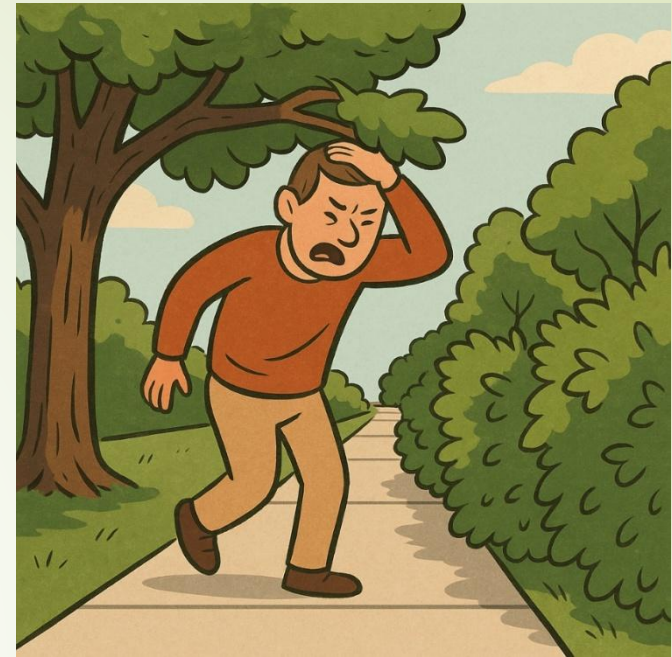
- Use the app (VDOT 511)
- VDOT website: <https://www.virginiadot.org/>
- Call: 800-367-7623

Friendly reminder: the HOA does not maintain the roads in RainTree, including snow clearing.



Sidewalk Clearance

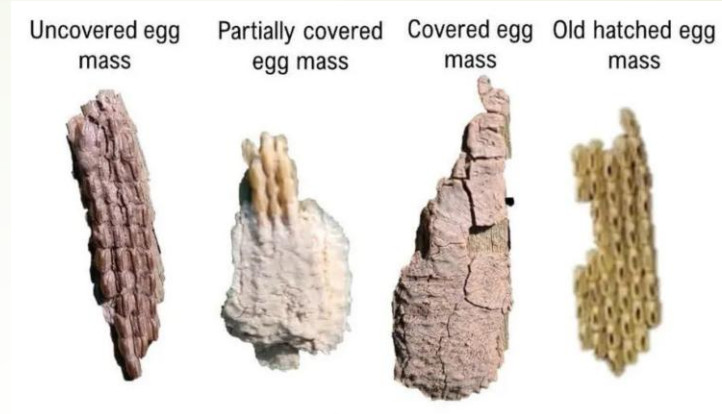
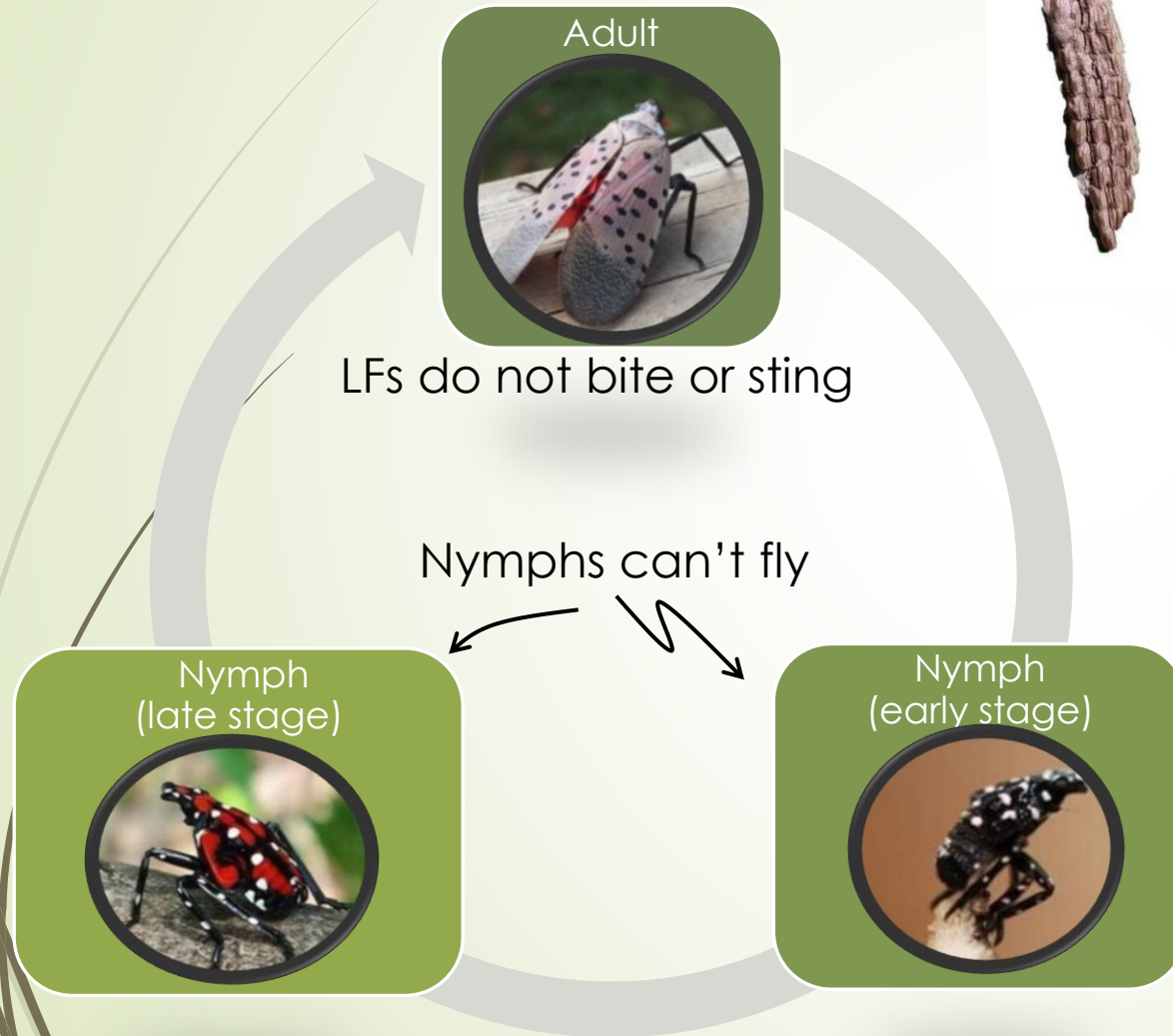
- Some sidewalks do not have enough clearance due to vegetation.
- Vertical clearance over sidewalks: ≥ 8 ft to any overhanging branches or other obstructions. This is the minimum vertical clearance VDOT uses for shared-use paths/sidewalks.
- Sidewalk width: keep the paved walk fully usable (don't let shrubs intrude into the walking surface). If a hedge is near the walk, trim it so growth doesn't narrow the walk. This follows general ADA/VDOT design intent that pedestrian ways remain unobstructed.
- Intersection/driveway sight lines: Landscaping must not block drivers' view in required sight-distance triangles. Albemarle/VDOT require plans to show and protect these triangles; vegetation can't obstruct them.
- Objective is to add sidewalk clearance requirements to the Architectural Guidelines.



Rio Community Action Committee

- Major infrastructure upgrade at the intersection of John Warner Parkway Rio Road.
 - Converting existing signalized intersection into a hybrid multi-lane roundabout.
 - Addition of shared-use paths and sidewalks, crosswalks and ADA-compliant ramps, bike lanes with ramps, a bus stop shelter and improved roadway lighting.
 - While the exact start date for this roundabout hasn't been publicly confirmed, construction on the first project in the bundle began in May 2025, and the entire bundle is scheduled for completion by fall/winter 2027.
- Albemarle County entered into a public-private partnership with Home Depot to redevelop the former Sears site at Fashion Square Mall (now open).
 - Home Depot performed remediation of contaminated soils from the former auto center, market the adjacent restaurant parcel (former Red Lobster), proffer land for the Hillsdale Drive realignment, a key piece of the Rio29 Small Area Plan.
- Arden II: between Piedmont Power and Albemarle Square (vacant property on Rio Road opposite Fashion Square Mall).
 - The owner proposes to build an apartment complex consisting of several multi-story buildings with appropriate parking areas.
 - Will feature some underground parking and a linear park between it and Albemarle Square.

Lantern Flies and Trees of Heaven



- Lantern flies and Trees of Heaven are invasive and destructive in Virginia.
- Lantern fly life cycle centered around ToH.
- Cause damage to plants and secrete sticky "honeydew" that coats plants/buildings/cars and often leads to sooty mold.
- They do NOT burrow or bore into wooden structures.
- ToH displace native plants through aggressive growth; trees release chemical into soil to inhibit nearby vegetation.

Lantern Flies and Trees of Heaven

- Small trees can be uprooted and discarded.
- Larger trees need to be treated with targeted herbicide to destroy extensive root system.
- Cutting down a live tree only encourages more trees to sprout from root structure.



- Approximately 1 year after treatment, dead tree can be removed.
- Residents should feel free to remove any smaller trees by hand in HOA common areas.
- Other trees can be ringed with tape to trap nymphs before they can fly.
- **HOA board would like to begin systematic ToH removal in common areas, but this will not be cheap.**

Meeting Attendance & Voting

Members are those who own lots or units within the association. This means that only those whose names appear on the unit or property title are invited to attend the annual meeting. Guests may attend but are not allowed to vote without a proxy.

Code of Virginia § 13.1-847. Proxies.

A member or the member's agent or attorney-in-fact may appoint a proxy to vote or otherwise act for the member by signing an appointment form or by an electronic transmission.

Covenants, Section 3.02. Voting Rights.

“Any Member otherwise entitled to vote may cast his vote either in person or by proxy provided such proxy is duly approved in writing by an instrument subscribed by such Member or his authorized attorney and a copy thereof is delivered to the secretary of the meeting prior to the vote.”

Quorum

Fifty percent (85 homeowners) must be voting (present or by proxy) to establish a quorum.

Nominations & Volunteers

- Board of Directors (elected)
- Architectural Control Committee
- Do you have expertise to help the community but don't want a formal role?
- Please email us at board@raintreeecville.org if you wish to help in any capacity.



Open Forum/Discussion



Please identify yourself and where you live